

Starfish III, IV & V Condominium Association

Winter Freeze Protection Water Shut-Off Policy

Adopted by the Board of Directors

Purpose

The Board of Directors of the Starfish III, IV & V Condominium Association is committed to protecting the Association's common plumbing infrastructure and individual units from damage caused by prolonged freezing temperatures. Frozen water lines can burst, resulting in extensive property damage, disruption of services, and significant repair costs affecting both the Association and unit owners.

This policy establishes the circumstances under which the Association may temporarily shut off and drain the building's common water supply during extended periods of freezing weather.

Policy

When the National Weather Service or another reliable weather forecasting source predicts **outdoor temperatures at or below 32°F (0°C) for five (5) consecutive days or longer**, the Board of Directors or the Association's designated management representative may authorize the following actions:

1. The water supply serving the common plumbing stacks will be shut off.
2. The common plumbing system will be drained to reduce the risk of frozen or burst pipes.
3. Water service to all affected units will remain suspended until weather conditions improve and it is determined that it is safe to restore service.

Owner Notification

The Association will make every reasonable effort to notify all owners and residents as soon as practical before the scheduled shut-off. Notifications may be distributed through one or more of the following methods:

- Email
- Association website or resident portal
- Building postings
- Other customary Association communication channels

A follow-up notification will be issued when temperatures have sufficiently moderated and the Association has determined that the plumbing system can be safely repressurized and normal water service restored.

Restoration of Service

Water service will be restored only after:

- Prolonged freezing conditions have ended;
- The Association determines that outdoor temperatures no longer present a significant risk of freezing; and
- The plumbing system has been inspected, repressurized, and confirmed to be operating safely.

The timing of restoration may vary depending on weather conditions and the availability of maintenance personnel.

Owner Responsibilities

Owners and residents are encouraged to prepare for temporary interruptions in water service by maintaining an adequate supply of drinking water and making appropriate arrangements for sanitation needs during the shut-off period.

Owners should also continue to follow all other Association winterization guidelines, including maintaining adequate heat within their units and protecting any owner-maintained plumbing fixtures.

Owners are obligated to forward Associations correspondence during any planned or unplanned water shut off periods to any tenants or guests occupying their units.

Emergency Authority

The Board of Directors reserves the authority to implement this policy whenever, in its reasonable judgment, weather conditions pose a substantial risk to the Association's plumbing system. The Board may also take similar protective measures during other severe weather events or emergency circumstances when necessary to preserve Association property and minimize damage.

Reservation of Rights

Nothing in this policy limits the authority of the Board of Directors to take emergency action to protect the common elements or the health, safety, and welfare of the Association and its members. The Board reserves the right to modify or suspend this policy as conditions warrant or as required by applicable law or the Association's governing documents.